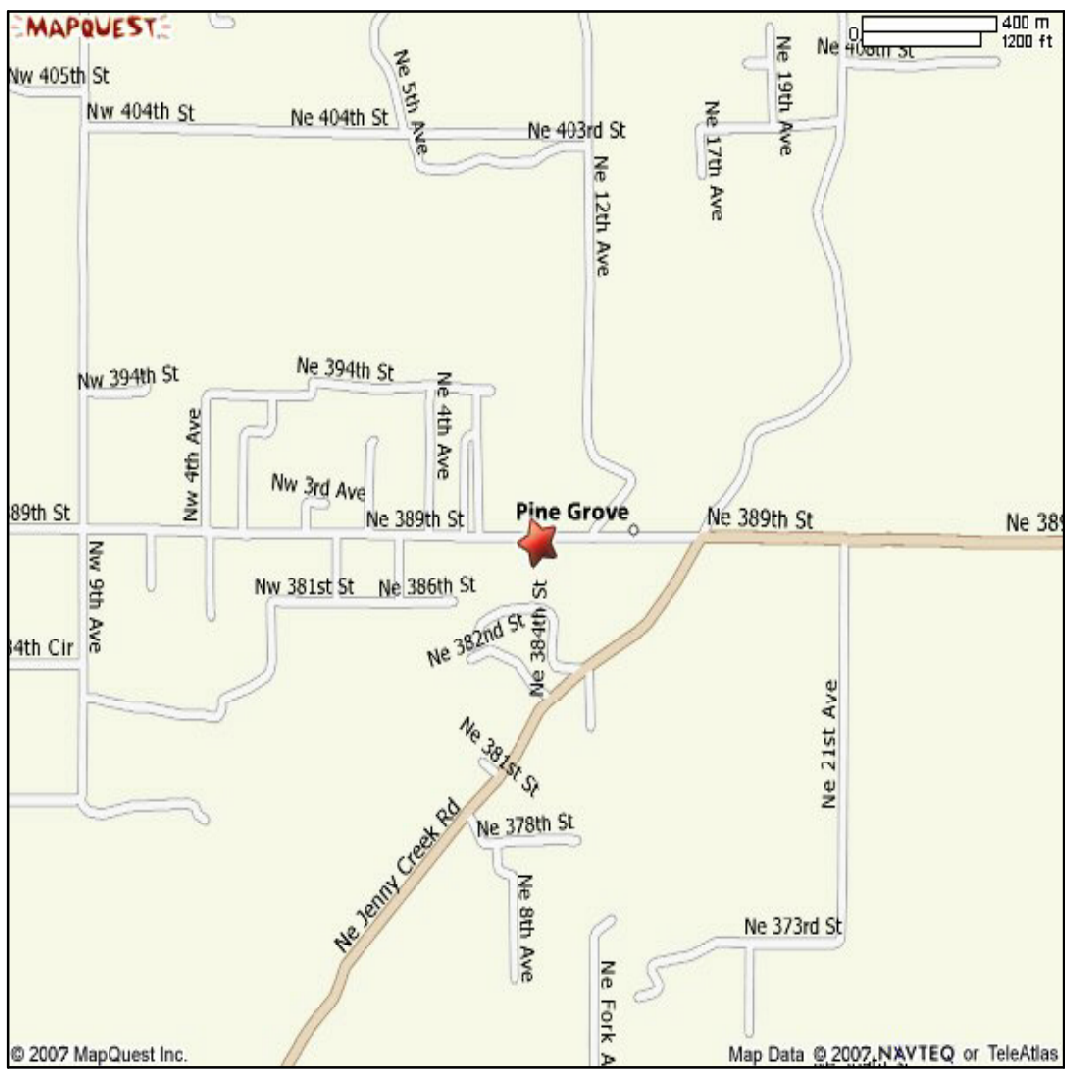
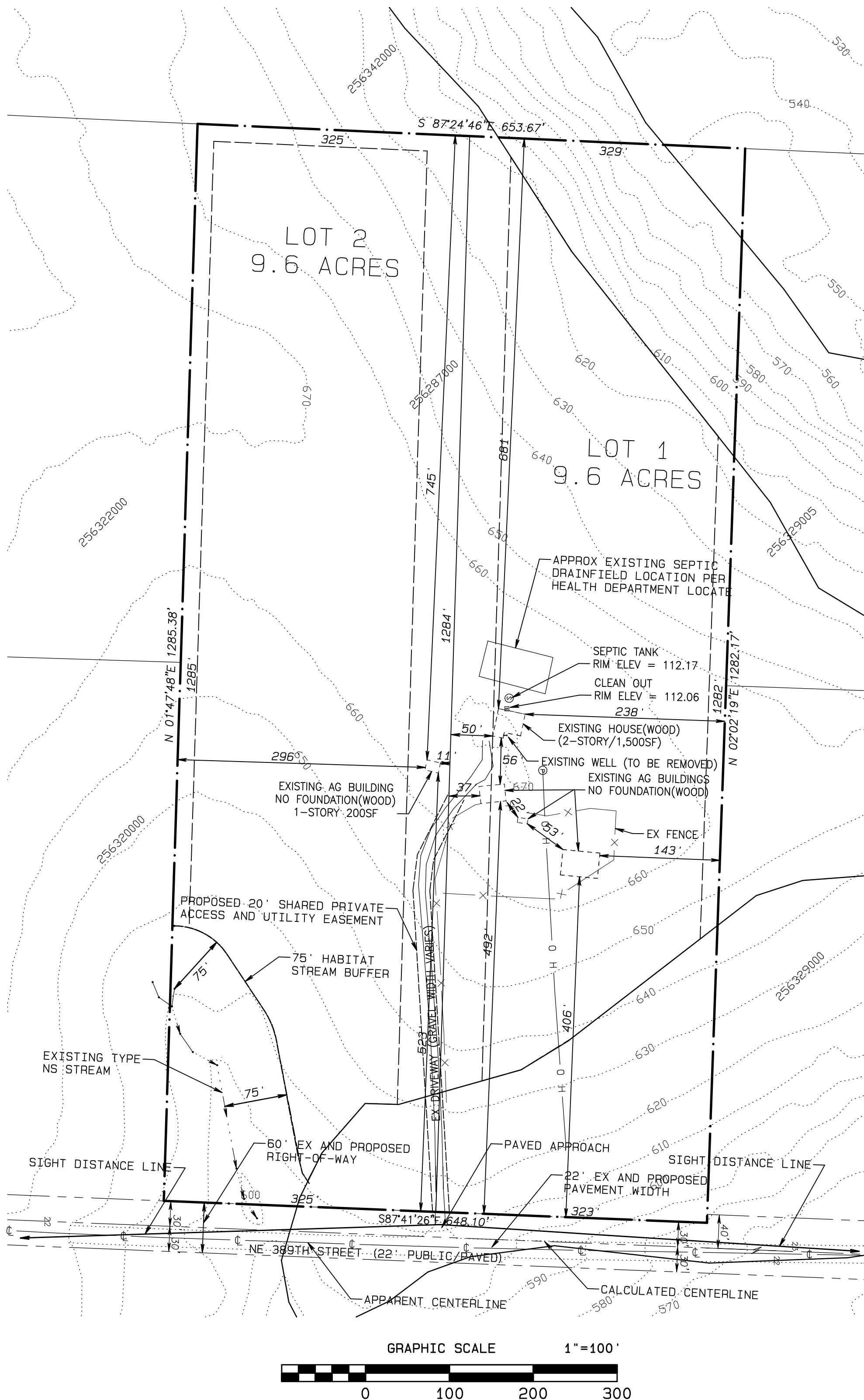


# WILSON SHORT PLAT PRELIMINARY PLAT

A SUBDIVISION OF 20.0 ACRES INTO 2 RESIDENTIAL LOTS WITH A MINIMUM 5 ACRE LOT AREA.  
LOCATED IN THE NE 1/4 OF SEC. 22, T5N, R1E, W.M OF CLARK COUNTY, WASHINGTON



VICINITY MAP

— AREAS OF POTENTIALLY UNSTABLE SLOPES  
AND SEVERE EROSION HAZARD (FROM GIS DATA)

— BUILDING ENVELOPES

## PROJECT INFORMATION

- NE 1/4 OF SEC. 22, T5N R1E W.M.
- PARCEL #: 256287-000
- ESTIMATED AREA OF PARCEL: 20.0 AC - 871203SF
- ZONING: R-5
- SOIL TYPE: HcD, 51%  
HcB, 25%  
HcE, 17%  
HcF, 6%
- A SCHOOL BUS STOP EXISTS WITHIN 200 FEET OF DEVELOPMENT. NO C-TRAN ROUTES OR STOPS WITHIN 600 FT.
- AREA IS NOT WITHIN ANY KNOWN F.E.M.A. DESIGNATED FLOODPLAINS, FLOOD FRINGES, OR FLOODWAYS.
- EXISTING PEDESTRIAN OR BICYCLE FACILITIES DO NOT EXIST WITHIN 600-FEET OF THE DEVELOPMENT.
- FIRE HYDRANTS DO NOT EXIST WITHIN 600-FEET OF THE DEVELOPMENT.
- A FULL SITE SURVEY WILL BE PERFORMED.
- NO KNOWN ARCHEOLOGICAL SIGNIFICANT RESOURCES EXIST ON SITE.
- NO ROAD SEGMENTS IN EXCESS OF 15% GRADE EXIST WITHIN 100' OF SITE.
- THE EXISTING HOUSE WILL REMAIN. NO OUTBUILDINGS WILL BE REMOVED FOR THIS PROJECT.
- WETLAND SOILS OR GIS MAPPING ARE NOT PRESENT ON SITE.
- EXACT LOCATION OF OFFSITE SEPTICS AND WELLS ARE UNKNOWN. SEPTIC AND WELL LOCATIONS WILL BE VERIFIED BY HEALTH DEPARTMENT.
- SIGHT DISTANCE WILL BE MADE AVAILABLE AT EXISTING DRIVEWAY. (SEE APPLICATION)
- SEWER PURVEYOR: RURAL/RESOURCE.
- WATER PURVEYOR: CLARK PUBLIC UTILITIES. PUBLIC WATER NOT AVAILABLE. A SHARED WELL WILL SERVE BOTH LOTS.
- DRIVEWAY SPACING FOR BOTH SIDES OF ROAD EXCEEDS THE MINIMUM SPACING OF 230' APPLICANT (ACTING ON BEHALF OF LAND OWNERS & DEVELOPER): MSE PLANNING AND ENGINEERING, INC. 16105 NE 89TH STREET VANCOUVER, WA 98682 360-883-0686 CONTACT PERSON(S): SAMUEL E. MOSS samuel@msepe.com
- OWNERS: KATHLEEN WILSON PO BOX 808 WASHOUGAL, WA 98671 NO E-MAIL NO FAX

PRELIMINARY



OWNER:  
KATHLEEN WILSON  
PO BOX 808  
WASHOUGAL, WA 98671

WILSON SHORT PLAT  
PRELIMINARY PLAT

| DATE | REVISION |
|------|----------|
|      |          |
|      |          |
|      |          |
|      |          |

DATE: 8 Sep 2009  
CONTACT PERSON: SAMUEL E. MOSS  
DRAWN BY: SEM  
CHECKED BY: SEM

PROJECT MANAGER: Samuel E. Moss  
ENGR. or RECORD: -----  
REG. NO.: -----  
SPRINT or RECORD: -----  
REG. NO.: -----

MSE PLANNING & ENGINEERING, INC.  
16105 NE 89TH ST  
VANCOUVER, WA 98682  
(360) 883-0686 FAX (866) 652-4063

SHEET  
1/1